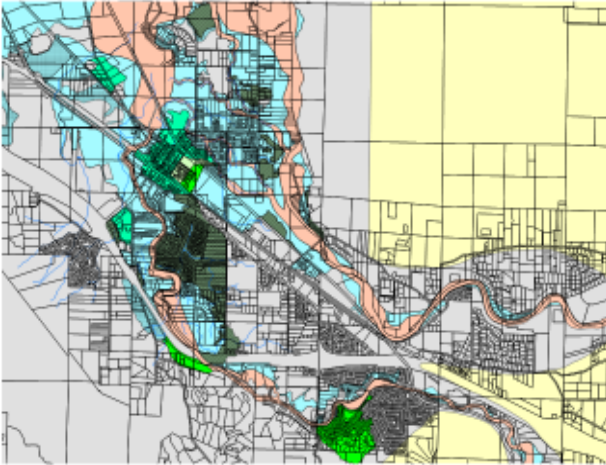




## FALL/WINTER 2015

### NORTH BEND FLOODPLAIN NEWS FOR NORTH BEND RESIDENTS

#### NORTH BEND'S LOCAL FLOOD HAZARD



Flood Insurance Rate Map – See Public Works Department  
for more information

High water and flooding most commonly occur from October through April during periods of heavy rainfall or rapid snowmelt. A large number of structures in North Bend are within the 100-year floodplain of the Snoqualmie River. Residents should keep informed of changing river and stream conditions and make early preparations in case of major flooding.

On November 23, 1990, a heavy downpour of warm rain, referred to by local weather forecasters as the “Pineapple Express” because of its origins in the southern Pacific Ocean, began to fall on a recent snowfall in the Cascades. The resulting runoff from melting snow and rain hit the already saturated floodplains on November 24-25, leading to the highest flows ever recorded on many western Washington rivers and streams draining the western slopes of the mountains. The area again experienced flooding in November 1995 and February 1996. Preparation is crucial to make sure you are ready for the next flood.

#### FLOOD SAFETY

If a flood does occur, certain safety measures should be taken to keep you and everyone else safe:

- Turn off electricity and gas
- Don't wade through moving floodwaters
- Stay clear of unstable stream banks
- Do not drive where water covers the road. Parts of the road may be washed out; you could be stranded or trapped.



#### FLOOD INSURANCE

Standard property insurance does not cover flood damage, but flood insurance is available for anyone who lives in North Bend. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of federally related financial assistance for acquisition and/or construction of buildings in the Special Flood Hazard Areas (SFHAs) of any community. The purchase of flood insurance on a voluntary basis is frequently prudent even outside of SFHAs.

Although flood insurance is voluntary in some places, there is a 26% chance of experiencing a flood during the life of a 30-year mortgage. For more information about what insurance coverage would be best for you, contact your local insurance agent or call the NFIP toll free number, 1-888-379-9531. **DON'T DELAY!** There is a 30-day waiting period before new policies take effect.

#### PROPERTY PROTECTION MEASURES

Certain measures can be taken to protect your property from flood damage such as retrofitting, grading a yard, correcting local drainage problems and emergency measures like moving furniture and sandbagging. Many projects like elevating buildings above flood levels, dry and wet flood proofing and protecting basements from sewer backup can be done now to protect you when a flood does occur.

#### NATURAL AND BENEFICIAL FLOODPLAIN FUNCTIONS

Floodplains that are relatively undisturbed provide a wide range of benefits to both human and natural systems. Areas such as the Meadowbrook and Tollgate Farm properties provide an essential local wildlife habitat and migration corridor to the rivers and streams nearby. These wetlands, creeks and rivers support many types of species of birds and fish such as

the bald eagle and rainbow trout. Proper preparation for floods and proper waste disposal will reduce the risk of contamination of these thriving habitats.

### FLOOD WARNING SYSTEM

The purpose of the King County Flood Warning system is to warn agencies and residents of impending floodwaters so they can take proper defensive action and prepare themselves before serious flooding occurs. Depending on location and the extent of flooding, the warning usually provides between 2 and 24 hours lead-time.

***The Flood Warning System for the Snoqualmie River Basin consists of four phases in increasing order of severity.***

- **Phase I** - Sum of Snoqualmie Forks near North Bend is 6,000 cubic feet per second (cfs) and rapidly rising. Minor lowland flooding, no roads will be covered yet and access for emergency vehicles will not be impaired.
- **Phase II** - Sum of Snoqualmie Forks near North Bend is 12,000 cfs and continuing to rise. Moderate lowland flooding. Low-lying roads adjacent to the river may be overtopped and access may be limited.
- **Phase III** - Sum of Snoqualmie Forks near North Bend is 20,000 cfs and rising. Major flooding. Entire Snoqualmie Valley experiencing varying depths of flooding. The Fire Department personnel will be out notifying residents of potential evacuation.
- **Phase IV** - Sum of Snoqualmie Forks is 38,000 cfs or greater. (Such as extreme flooding similar to November 1990, and 2006, 2008)

Emergency information will be provided to local radio stations and cable channel TV during flood events. Recorded river gauge readings are available by calling King County Flood Warning Center at (800) 945-9263 or (206) 296-8200 or by clicking on the internet website <http://waterdata.usgs.gov/wa/nwis/current?type=flow>. Roads may be closed at any time depending on conditions.

### DEVELOPMENT IN THE FLOODPLAIN

Most development activities in the floodplain or floodway, not just construction of buildings, require local permits and likely an elevation certificate. Always check with the Community and Economic Development (CED) department before you build on, alter, grade/re-grade, or fill your property. A permit is needed to ensure that projects do not cause problems on other properties. If you see any illegal floodplain development, please report it to CED.



### SUBSTANTIAL IMPROVEMENT REQUIREMENTS

The definition of “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure, the cost of which equals or exceeds 50% of the market value of the structure either:

- Before the improvement or repair is started; or
- Before the damage occurred (if the structure has been damaged and is being restored)

Any substantial improvement must meet the same construction requirements as a new building. The buildings must also be brought up to the same standards (e.g., a residence damaged so that the cost of repairs equals or exceeds 50% of the building’s value before it was damaged must be elevated two feet or more above the base flood elevation.

### DRAINAGE SYSTEM MAINTENANCE

Our storm drains help to quickly move water out of town. **Please help keep the entrance to the drains clear of debris. If your property is next to a drainage way or stream, do your part and keep them clear of brush and debris. Do not dump or throw anything into the drainage ways and streams.** Every piece of trash can contribute to flooding. Even grass clippings and branches can accumulate and plug channels. The City has a maintenance program that inspects the channels regularly. If you see dumping or debris in the drainage ways or streams, contact the Public Works Department.

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City Clerk – Finance - Utilities  
(425) 888-1211

#### Community & Economic Development

126 East Fourth Street  
Building – Planning  
(425) 888-5633

#### Public Works

1155 East North Bend Way  
Flood – Drainage – Sewer  
(425) 888-0486